048.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	817,700 / 817,700
					USE VALUE:	817,700 / 817,700
					ASSESSED:	817,700 / 817,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PARALLEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYDOCK AUGUSTA/BARRETT K.
Owner 2:	TRS/ 15 PARALLEL ST TRUST
Owner 3:	
Street 1:	15 PARALLEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAYDOCK AUGUSTA K--ETAL -
Owner 2:	BARRETT KATHLEEN N -
Street 1:	15 PARALLEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4413.000	375,800		441,900	817,700
Total Card	0.101	375,800		441,900	817,700
Total Parcel	0.101	375,800		441,900	817,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.01 /Parcel: 551.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34545

GIS Ref

GIS Ref

Insp Date 01/21/09

!4114!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 048.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,800	0	4,413.	441,900	817,700		Year end	12/23/2021
2021	101	FV	365,000	0	4,413.	441,900	806,900		Year End Roll	12/10/2020
2020	101	FV	365,000	0	4,413.	441,900	806,900	806,900	Year End Roll	12/18/2019
2019	101	FV	280,300	0	4,413.	469,500	749,800	749,800	Year End Roll	1/3/2019
2018	101	FV	280,300	0	4,413.	342,500	622,800	622,800	Year End Roll	12/20/2017
2017	101	FV	280,300	0	4,413.	298,300	578,600	578,600	Year End Roll	1/3/2017
2016	101	FV	280,300	0	4,413.	254,100	534,400	534,400	Year End	1/4/2016
2015	101	FV	273,900	0	4,413.	248,600	522,500	522,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:03:55

LAST REV

Date	Time
02/12/14	11:22:53
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4114

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYDOCK AUGUSTA	44775-588		3/10/2005	Family	1	No	No		
	18570-560		9/1/1987		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	34545
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2012	1147	Manual	2,700					
2/21/2007	107	Redo Bat	18,000			G8	GR FY08	
10/12/2005	940	Redo Kit	29,000	C		G7	GR FY07	
5/10/2004	396	Addition	75,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2013	Info Fm Prmt	EMK	Ellen K
1/21/2009	Meas/Inspect	345	PATRIOT
11/7/2005	Fieldrev-Chg	BR	B Rossignol
3/23/2000	Inspected	276	PATRIOT
3/14/2000	Measured	263	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4413		Sq. Ft.	Site		0	80.	1.25	1									441,911						441,900	

Total AC/HA:	0.10131	Total SF/SM:	4413	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,911	Spl Credit		Total:	441,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00138497
Adj $ / SQ:	175.743
Other Features:	103521
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421346
Depreciation:	45505
Depreciated Total:	375841

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

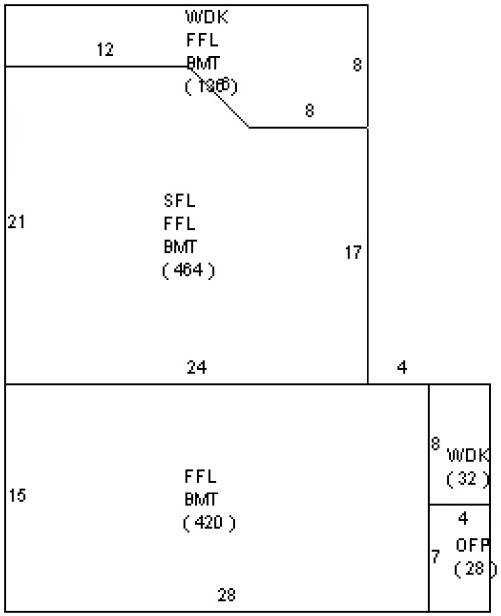
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.74
Special Features:	0	Val/Su Net:	139.19
Final Total:	375800	Val/Su SzAd	253.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	52.720	53,777
FFL	First Floor	1,020	175.740	179,258
SFL	Second Floor	464	175.740	81,545
WDK	Deck	168	11.970	2,011
OFP	Open Porch	28	44.060	1,234

Net Sketched Area:	2,700			Total:	317,825
Size Ad	1484	Gross Area	2700	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	